



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Located
in Berranorth

£550,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Grannys Lane

Perranporth | | TR6 0HB



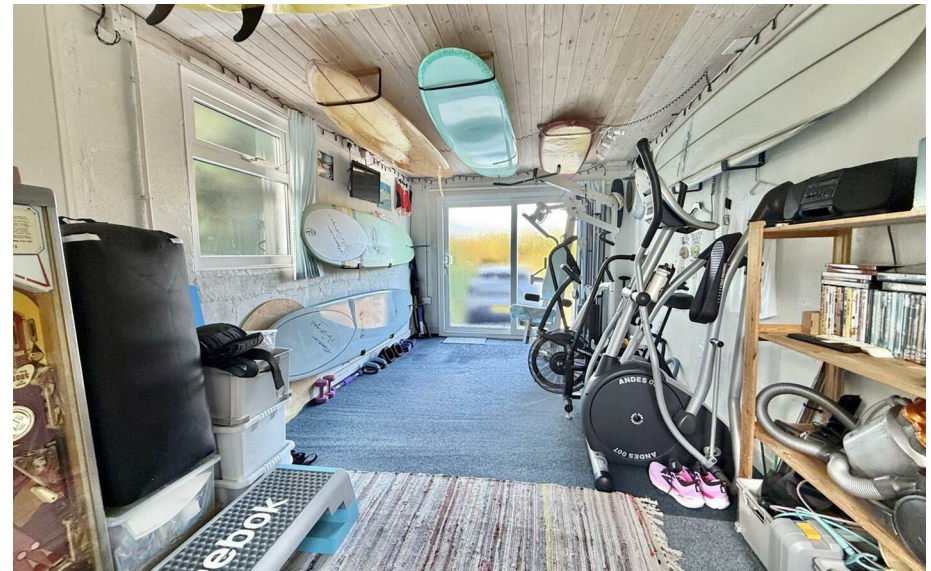
Step inside this charming home and experience the ultimate Cornish coastal lifestyle, located just moments from the golden sands of Perranporth Beach. A wonderful individual detached three double bedroom bungalow with a stunning ocean and beach view. Short stroll to the town and beach. Plenty of driveway parking and established garden.

Grannys Lane

£550,000 Freehold



- Stunning detached bungalow with ocean and beach views
- Three double bedrooms
- Attractive kitchen/dining room
- Garage used for gym, storage & utility with separate WC & plumbing for a washing machine
- Long driveway approach with parking for several cars
- Amazing decor with a coastal theme
- Living room and sitting room
- Feature "French" style deep bath within lovely bathroom suite
- Double glazing, electric heating and wood burner
- Delightful, established gardens with terracing and beach view





Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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